

# HIGHLAND PLAZA

Minneapolis, MN



**MID-AMERICA®**  
Real Estate-Minnesota, LLC

**AVAILABLE FOR LEASE**



# HIGHLAND PLAZA FOR LEASE



## address

3001-3047 Nicollet Ave S  
Minneapolis, MN 55408

## availability

2,747 SF

## gla

49,607 SF

## area retailers



## features

- South Minneapolis Urban Retail
- High Density, High Trafficked Intersection
- Easy Access to and from 35W
- Available Endcap

## traffic counts

- 8,400 VPD on Nicollet Ave S
- 17,900 VPD on W Lake St
- 179,000 VPD on I-35W

## demographics

	.5 MILE	1 MILE	3 MILE	5 MILE
POPULATION	12,084	49,609	245,350	498,139
HOUSEHOLDS	4,501	22,156	110,633	215,198
AVG HOUSEHOLD INCOME	\$49,773	\$68,119	\$95,264	\$96,974
DAYTIME POPULATION	9,853	49,147	376,759	656,222

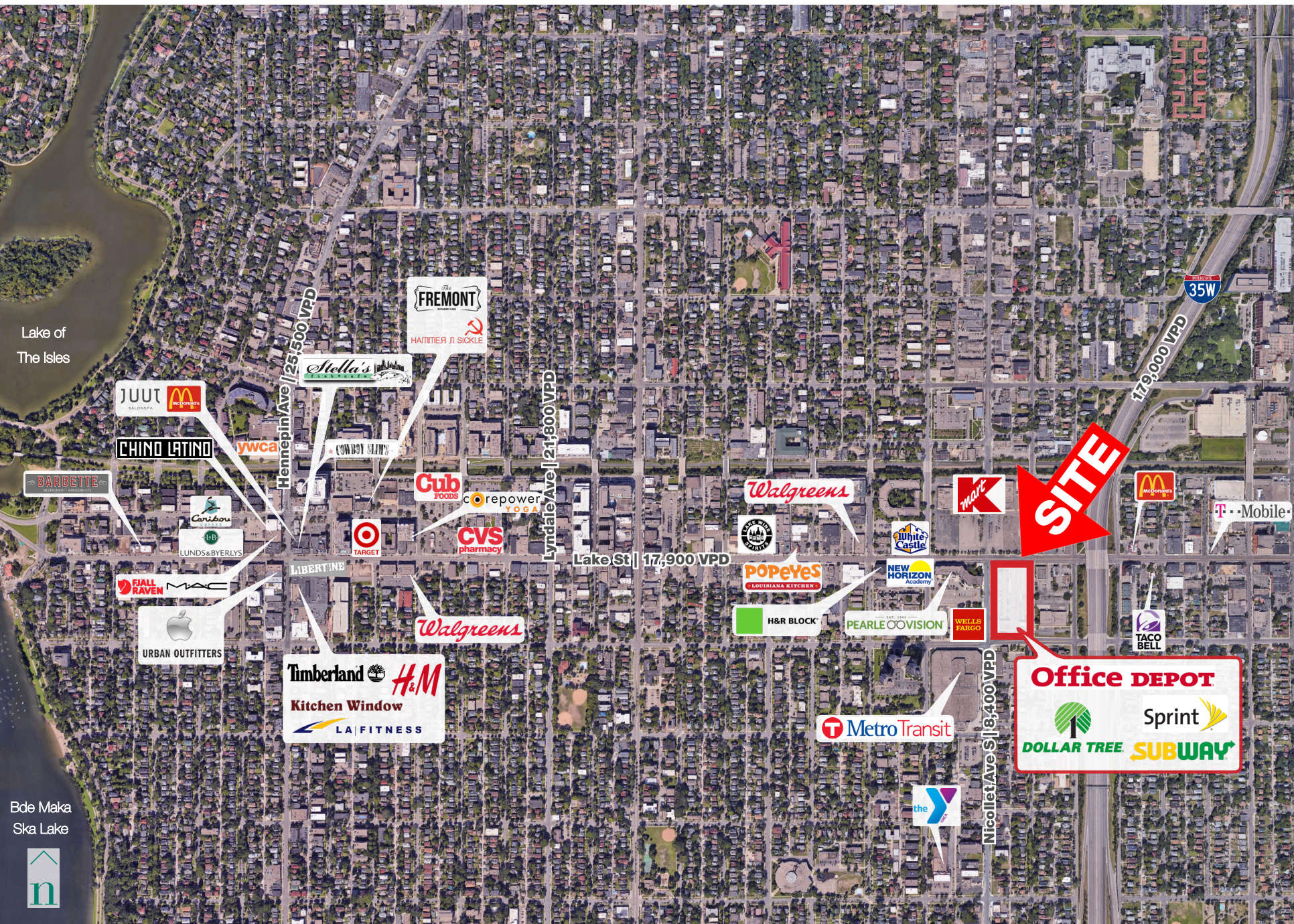


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MARKET AERIAL



# HIGHLAND PLAZA FOR LEASE

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